



# 11022 NICHOLAS LANE UNIT #8

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BERLIN, MD 21811

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$180,000

Building Size: 1,137 SF

Zoning: C-2 General Commercial

Price / SF: \$158.31

## PROPERTY OVERVIEW

Attractively priced 1,137 commercial condo unit for sale in Village Square located at the South Gate entrance at Ocean Pines. The property will be delivered vacant and ready to move in. There is an open layout with a reception/lobby and one private office. There are very limited options in the Ocean Pines market due to a higher barrier to entry in building new spaces and existing companies doing well.

## PROPERTY HIGHLIGHTS

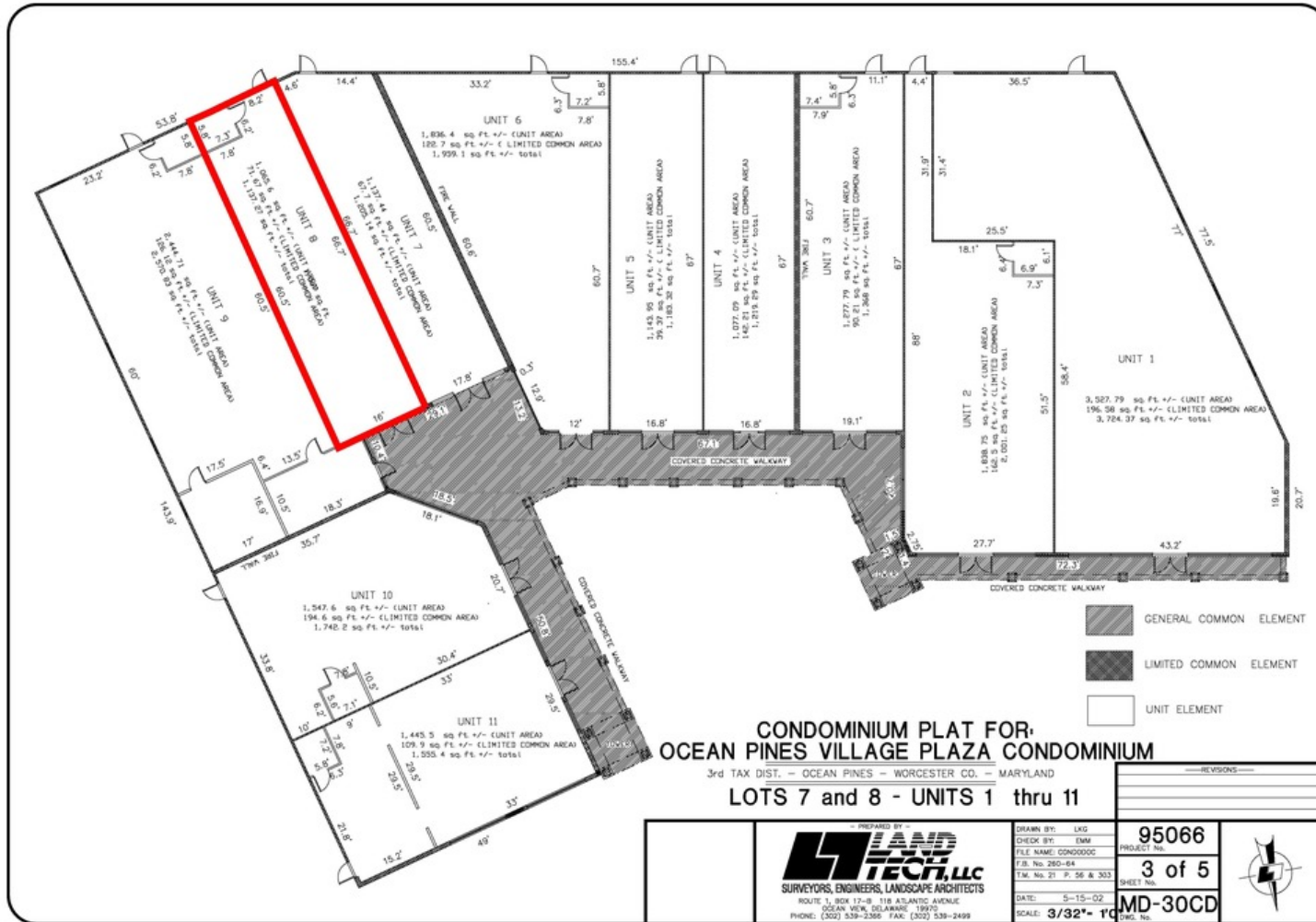
- Well-known location
- Good location on Rt. 611 Racetrack Rd
- The entrance at the South Gate of Ocean Pines
- Seen by thousands of people every day
- Own your location versus leasing and making someone else money

# Additional Photos

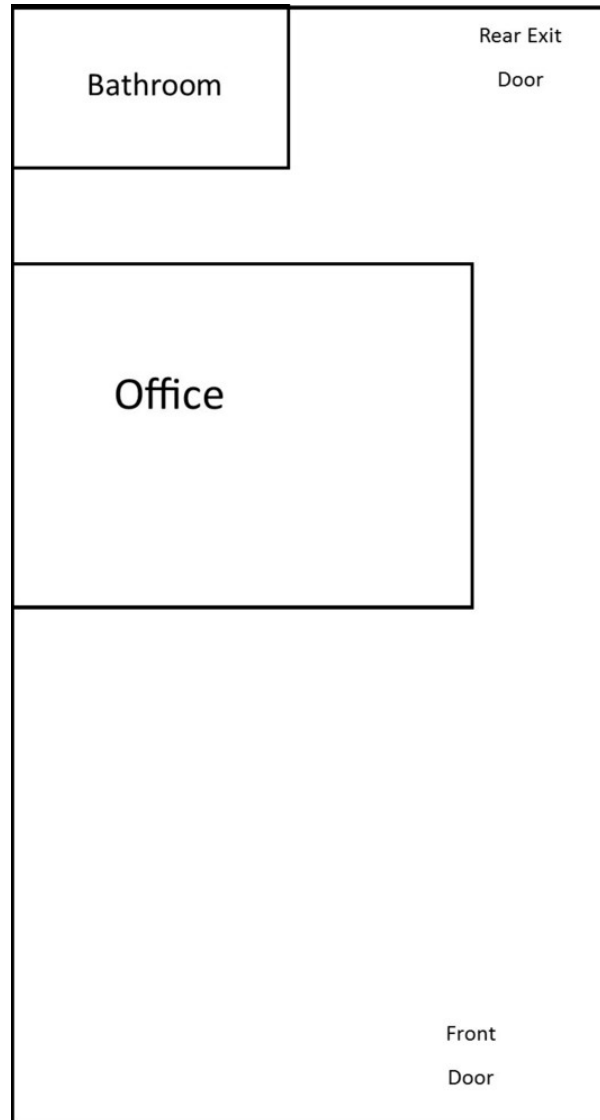


VILLAGE SQUARE @ SOUTHGATE | 11022 NICHOLAS LANE UNIT #8 BERLIN, MD 21811

# Additional Photos



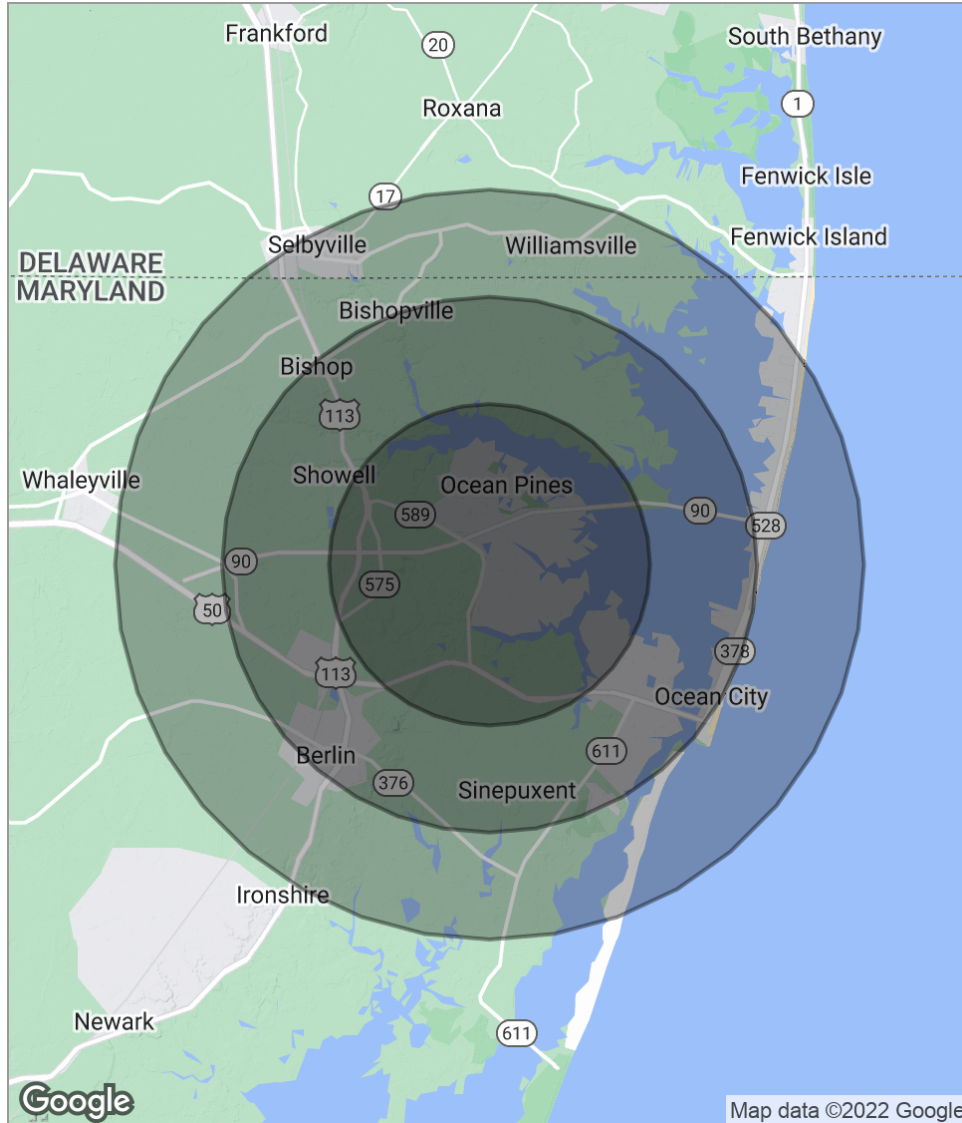
# Additional Photos



# Location Maps



# Demographics Map



POPULATION	3 MILES	5 MILES	7 MILES
Total population	15,538	25,853	37,888
Median age	54.0	50.1	49.4
Median age (Male)	53.7	49.4	48.6
Median age (Female)	55.0	50.9	50.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	6,994	11,107	16,365
# of persons per HH	2.2	2.3	2.3
Average HH income	\$83,299	\$81,420	\$80,704
Average house value	\$416,939	\$432,315	\$440,269

\* Demographic data derived from 2020 ACS - US Census

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